

**GREENLAND PLANNING BOARD
PUBLIC MEETING MINUTES**

THURSDAY, August 5, 2010

Members Present: Chair Rich Winsor, John McDevitt, Deborah Beck, Patrick Crimmins, Dave Moore, Selectmen's Rep. Mo Sodini and Stephen Gerrato, Alternate

Member Absent: Vice Chair Stu Gerome and Selectmen's Rep. Paul Sanderson

Staff: Dylan Smith, Circuit Rider and Amy Leonard, Secretary

Agenda

Chair Winsor opened the meeting at 7:00 P.M. and asked for a roll call of the attending Board Members (see listed above). He announced that a quorum was present and the meeting was being recorded.

1. Review RPC contract: Master Plan, Form-based Code & Conventional zoning preparation

The Board reviewed the Master Plan, Form-based Code and Conventional zoning preparation contract (attachment 1), submitted by RPC (Rockingham Planning Commission), as was revised per the discussion at the July 1, 2010 meeting. The Board noted that the Selectmen have not yet reviewed this revision and asked the secretary to forward it to them for approval at their next meeting on August 9th. They decided to continue the review until after the Selectmen's meeting and asked that it be put on the public hearing agenda of August 19th.

2. Route 33 zoning discussion (set boundaries)

The Board continued their discussion on rezoning Route 33, from Route 151 to the Portsmouth city line. Mr. Smith submitted a use discussion worksheet (attachment 2) for the Board to review and discuss at the September workshop meeting. He stated they should first focus on setting the commercial zone boundaries and laid out aerial maps of the area. He reminded the Board of their previous discussions to change the industrial district to be only on the East side of I 95 (other side of overpass) along Ocean Road and zone the rest of Ocean Road and Route 33, from Route 151 to the Portsmouth city line as commercial, being parcel based. Mr. McDevitt was concerned that by doing this, if any business within the industrial district were to go out, they may be limiting commercial growth in that area for future businesses. Mr. Smith stated they could implement a special exception or conditional use permit to allow a commercial business in the industrial district as long as it meets certain criteria. Ms. Beck did not agree and felt applicants could go before the Zoning Board of Adjustment as has been done in the past. The rest of the Board liked the idea of reducing the industrial district to just that area, and implementing a conditional use permit to allow any future commercial applications to come before the Planning Board for approval.

The Board discussed how to zone the Alden Avenue area, whether they should leave it zoned industrial or change it to commercial and discussed possible pros and cons/scenarios for both. Mr. Gerrato thought the piece of land between Ocean Road and Route 151, in that area, would be valuable land for the form-based code zone that they have been discussing. He suggested a developer could construct a road parallel to Route 33 in the middle of the land. The Board disagreed with that idea due to the wetness in that area, as well as power and gas line easements. Mr. Winsor thought they should change it to commercial because any change of use would have to come before the Planning Board for site plan review and most commercial uses would not be able to meet the parking requirements. Mr. McDevitt was concerned with the access if a commercial use were to be approved, as the Route 33 turning lane onto Alden Avenue is inadequate now. He questioned if the Planning Board could mandate a traffic light if a big commercial development were to be interested. The Board discussed various options: 1) zone it commercial, 2) leave it industrial, and implement a conditional use permit for commercial uses, or 3) zone it commercial, and implement a conditional use permit for industrial uses. After the discussion, the Board agreed to zone that area commercial, and implement a conditional use permit for industrial uses; as long as the site plan regulations are changed to require any change of use to come before the Planning Board for approval.

Ms. Beck left the meeting at 8:05 P.M.

The Board agreed to zone all the parcels that abut Route 33, from Route 151 to the Portsmouth city line, (on the Portsmouth Avenue side) as commercial; as well as on the other side of Route 33 to I 95.

The Board started discussing the uses currently allowed in the industrial district compared to Mr. Smith's use discussion worksheet. The current uses can be found in the Table of Uses, H. They went through the uses and made the following changes: 1) Manufacturing, assembly, fabricating operations: leave in, but needs definition, 2) Research & development, corporate, and business offices in accordance with 3.7.8: leave in, 3) Warehousing & wholesaling operations: leave in, but needs definition, 4) Freight & trucking terminals: undecided, but needs definition, 5) Bulk storage & distribution of goods, except fuels: possibly remove, 6) Bulk storage of fossil fuels: leave in, 7) Earth products removal subject to the provisions of Section X: Mr. Smith will get more information, 8) Commercial sawmills: leave in, but needs definition (change S (special exception) to P (permitted)), 9) Junk Yards, recycling centers: leave in, but needs definition (remove the work junkyard), 10) remove.

The Board discussed putting together a working group consisting of two or three Planning Board members, as was done last year.

3. Review and approve minutes from July 1st

The Board reviewed the July 1, 2010 meeting minutes. There were no suggested changes made to the minutes and the following motion was made:

Motion 1: John McDevitt moved to accept the July 1, 2010 minutes as transcribed. Patrick Crimmins seconded the motion. There was a vote of 4 for and 1 abstained (M. Sodini). MOTION CARRIED.

The Board deferred the July 15th minutes until the September workshop meeting.

4. Any other business that may legally come before the Board

Having no other business to discuss, the following motion was made:

Motion 2: Mo Sodini moved to adjourn the meeting at 9:15 P.M. and John McDevitt seconded the motion. All were in favor. MOTION CARRIED.

Recorded, transcribed and typed by:
Amy Leonard, Secretary, Planning Board

Attachments:

1. RPC contract, re: Master Plan, Form-based Code & Conventional zoning preparation
2. "Use" discussion worksheets (2)
3. Agenda, dated 8/5/10

Approved by the Greenland Planning Board on September 2, 2010.